



ISSAQUAH SHORT PLAT NO. PSHP2016-XXXXX
CITY OF ISSAQUAH KING COUNTY, WASHINGTON

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE THE UNDERSIGNED OWNER(S) OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A BOUNDARY LINE ADJUSTMENT THEREOF PURSUANT TO RCW 58.17.040 AND DECLARE THIS ADJUSTMENT TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID ADJUSTMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER(S).

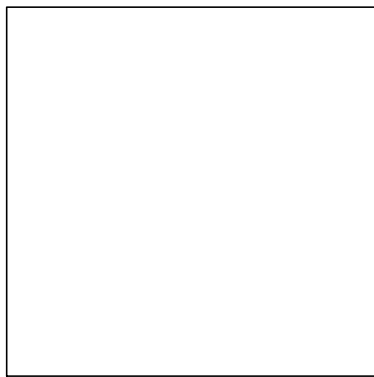
IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

XXXXXXXXX DATE:
XXXXXXXXX

BY:
ITS:

STATE OF _____ }
COUNTY OF _____ } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, TO ME KNOWN TO BE THE _____ OF ISSAQUAH R/E INVESTMENTS 11, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID ISSAQUAH R/E INVESTMENTS 11, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN. DATED THIS _____ DAY OF _____, 2016.



Notary Seal

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON EXPIRES

PRINTED NAME

APPROVAL NOTES:

THIS REQUEST QUALIFIES FOR EXEMPTION UNDER KCC 19A.28. IT DOES NOT GUARANTEE THAT THE LOTS WILL BE SUITABLE FOR DEVELOPMENT NOW OR IN THE FUTURE. THE LEGAL TRANSFER OF THE PROPERTY MUST BE DONE BY SEPARATE INSTRUMENT UNLESS ALL LOTS HEREIN ARE UNDER THE SAME OWNERSHIP.

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____.
AT _____ M. IN BOOK _____ OF SURVEYS AT PAGE _____ AT THE REQUEST OF LANKTREE LAND SURVEYING, INC.

MANAGER

SUPT. OF RECORDS

APPROVAL
CITY OF ISSAQUAH

DDS PLANNER _____ DATE _____ DSD ENGINEER _____ DATE _____
LAND DEVELOPMENT MANAGER/DSD _____ DATE _____

LEGAL DESCRIPTION

LOT 5, BLOCK 12, OF TOWN OF ENGLEWOOD, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 134, RECORDS OF KING COUNTY AUDITOR;

SITUATE IN THE CITY OF ISSAQUAH, COUNTY OF KING, STATE OF WASHINGTON

SPECIAL EXCEPTIONS

(CW TITLE, COMMITMENT NO. CK 40161063, DATED NOVEMBER 25, 2015)

ITEMS 1.-2. ARE NOT APPLICABLE TO BE SHOWN ON THIS SURVEY

ITEM 3. MATTERS SET FORTH BY SURVEY:

RECORDED: APRIL 10, 1989

RECORDING NO.: 8904109002

ITEMS 4.-6. ARE NOT APPLICABLE TO BE SHOWN ON THIS SURVEY

BASIS OF NAD83(91) DATUM

NAD83(91) DATUM WAS ESTABLISHED BY HOLDING THE POSITION OF FOUND WSDOT MONUMENT NO. 6294 AND ROTATING TOWARD ANOTHER WSDOT MONUMENT NO. 616. BEARING BETWEEN THESE TWO MONUMENTS WAS TAKEN AS N61°10'42"W

VERTICAL DATUM

NAVD88 VERTICAL DATUM WAS ESTABLISHED USING WSDOT MONUMENT NO. 616 NEAR THE SOUTHWEST CORNER OF THE OVERCROSSING STRUCTURE WERE SR 900 CROSSES OVER I-90.

SITE ADDRESS

300 SOUTHEAST DARST STREET, ISSAQUAH, WA 98027

ASSESSOR'S PARCEL NUMBERS

235430-0905

FLOOD INFORMATION

ALL PARCELS ARE LOCATED ENTIRELY IN ZONE "X" - AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA PANEL NUMBER 53033C0693G, DATED APRIL 19, 2005

PARCEL AREA

7520 SQ FT

REFERENCE SURVEYS

R1) PLAT OF TOWN OF ENGLEWOOD, VOLUME 9 OF PLATS AT PAGE 59.

R2) ROS REC. NO. 9802099003

R2) ROS REC. NO. 20160202900006

R3) ROS REC. NO. 7903289004

R4) ROS REC. NO. 9802029007

R5) ROS REC. NO. 20021030900010

R6) ROS REC. NO. 20091217900011

R7) ROS REC. NO. 8904109002

NOTES

1. ALL DISTANCES SHOWN ON THIS SURVEY ARE IN US SURVEY FOOT

2. UTILITIES ARE SHOWN PER SURFACE OBSERVATIONS AND OTHER AVAILABLE DATA (NO UTILITY LOCATING SERVICE WAS CALLED FOR THIS PROJECT)

3. FIELD SURVEY WAS COMPLETED ON 5/09/2016 AND ALL MONUMENTS SHOWN AS FOUND WERE VISITED AT THIS TIME

PROCEDURE / NARRATIVE:

A FIELD TRAVERSE USING A FOCUS 30 ROBOTIC TOTAL STATION AND A SPECTRA PRECISION RANGER 3 DATA COLLECTOR SUPPLEMENTED WITH FIELD NOTES AND TOPCON GR5 NETWORK RTK GPS ROVER, WAS PERFORMED, ESTABLISHING THE ANGULAR, DISTANCE, AND VERTICAL RELATIONSHIPS BETWEEN THE MONUMENTS, PROPERTY LINES AND IMPROVEMENTS. THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-090.

SHORT PLAT NOTES

1. 6.00' UTILITIES EASEMENT AS SHOWN ALONG THE EAST BOUNDARY OF LOT 1 OF THIS SHORT PLAT, IS HEREBY CONVEYED FOR THE BENEFIT OF LOT 2 OF THIS SHORT PLAT FOR UTILITY FACILITIES INSTALLATION AND MAINTENANCE OF SAID FACILITIES.

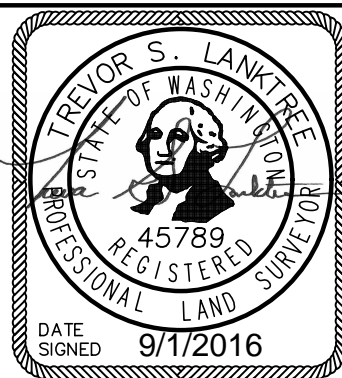
2. 6.00' PRIVATE SEWER EASEMENT AS SHOWN ALONG THE WEST BOUNDARY OF LOT 2 OF THIS SHORT PLAT, IS HEREBY CONVEYED FOR THE BENEFIT OF LOT 1 OF THIS SHORT PLAT FOR SEWER FACILITIES INSTALLATION AND MAINTENANCE OF SAID FACILITIES.

LAND SURVEYOR'S CERTIFICATE

THIS SHORT PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH STATE AND COUNTY STATUTES IN MAY 2016.

Trevor S. Lanktree
TREVOR S. LANKTREE, PLS
CERTIFICATE NO. 45789

9/1/2016



DEPARTMENT OF ASSESSMENTS

EXAMINED & APPROVED THIS _____ DAY OF _____, 20____

KING COUNTY ASSESSOR _____ DEPUTY KING COUNTY ASSESSOR _____

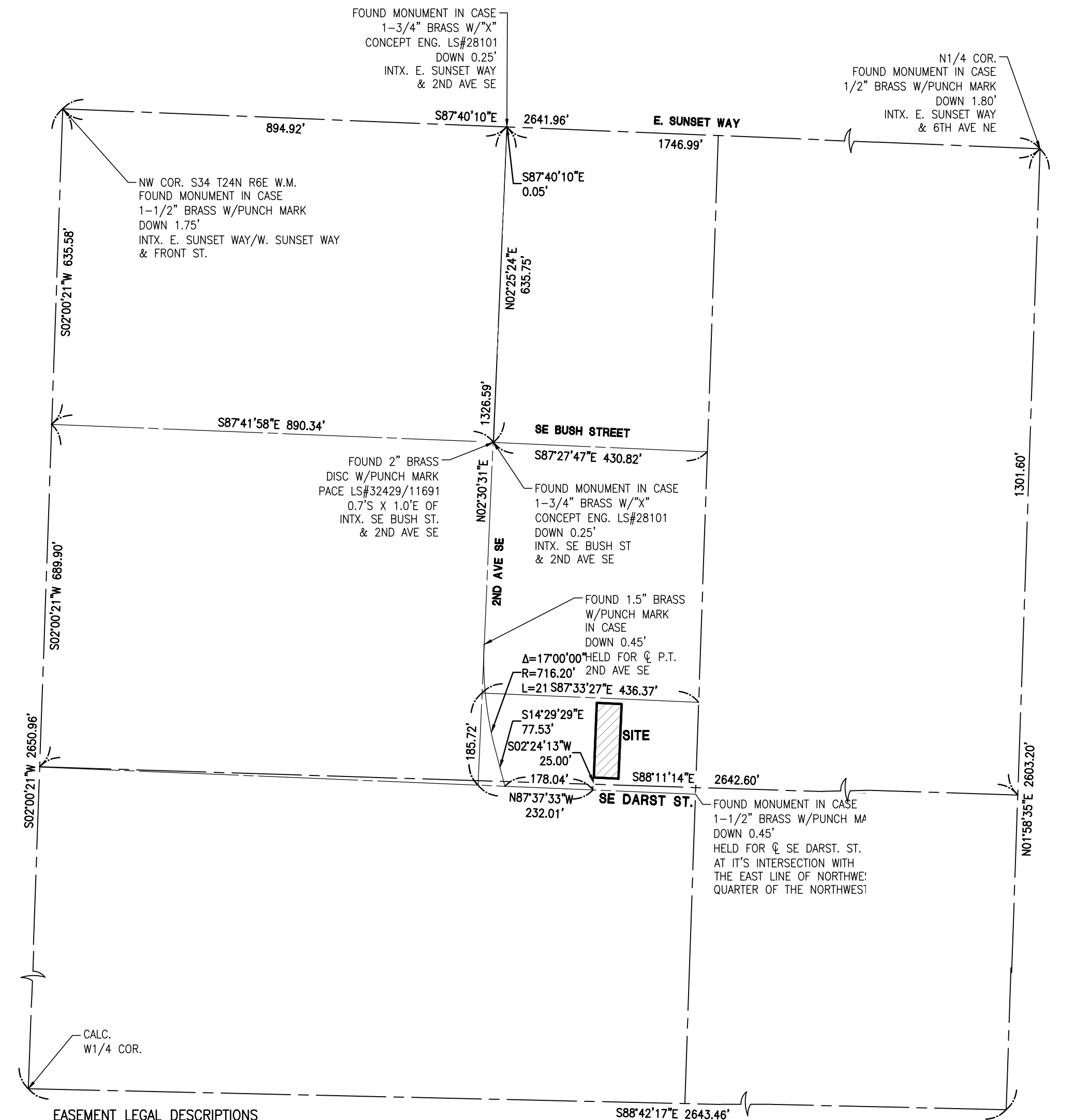
ACCOUNT NUMBER _____

RECORDING NO.

VOL./PAGE

PORTION OF

NW 1/4 of NW 1/4, S. 34, T. 24 N., R. 6 E., W.M.



EASEMENT LEGAL DESCRIPTIONS

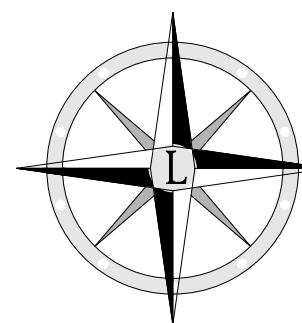
6' UTILITIES EASEMENT

THE EAST 6.00 FEET OF THE SOUTH 75.22 FEET OF LOT 5, BLOCK 12, OF TOWN OF ENGLEWOOD, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 134, RECORDS OF KING COUNTY, STATE OF WASHINGTON.

6' PRIVATE SEWER EASEMENT

THE WEST 6.00 FEET OF LOT 5, BLOCK 12, OF TOWN OF ENGLEWOOD, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 134, RECORDS OF KING COUNTY, STATE OF WASHINGTON.

EXCEPT ANY PORTION THEREOF LYING WITHIN THE SOUTH 75.22 FEET OF SAID LOT 5.



LANKTREE
LAND SURVEYING, INC.

421 "B" STREET NE
AUBURN, WA 98002-4005
PHONE: (253) 653-6423
FAX: (253) 793-1616
WWW.LANKTREELANDSURVEYING.COM

300 SE DARST STREET
SHORT PLAT

DWN. BY JSK/TSL	DATE 06-15-2016	JOB NO. 2159
CHKD. BY TSL	SCALE NA	SHEET 1 OF 2



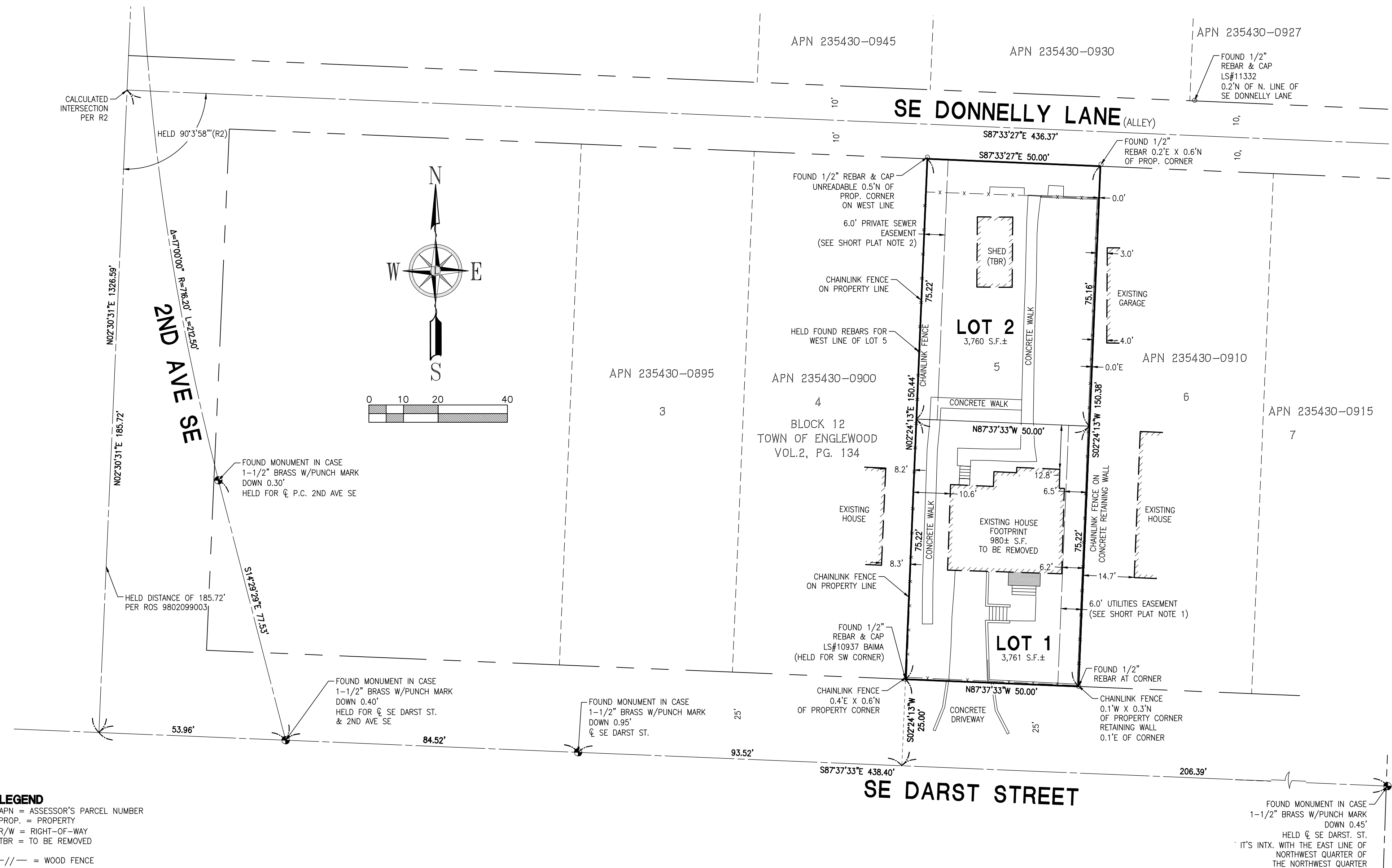
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NW 1/4 of NW 1/4, S. 34, T. 24 N., R. 6 E., W.M.



LEGEND

APN = ASSESSOR'S PARCEL NUMBER
PROP. = PROPERTY
R/W = RIGHT-OF-WAY
TBR = TO BE REMOVED

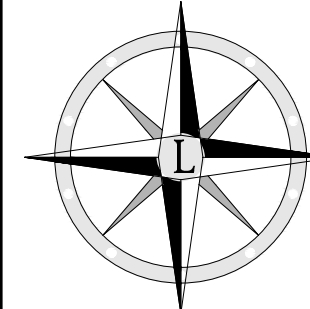
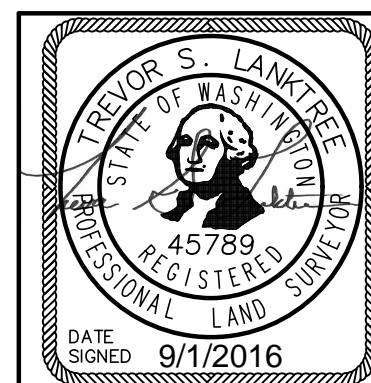
--- = WOOD FENCE

● = SET REBAR/CAP LS #45789

⊙ = MONUMENT (AS NOTED)

⊕ = 1/4 SECTION MONUMENT (AS NOTED)

⊗ = SECTION MONUMENT (AS NOTED)



**LANKTREE
LAND SURVEYING, INC.**

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**300 SE DARST STREET
SHORT PLAT**

DWN. BY	DATE	JOB NO.
JSK/TSL	06-15-2016	2159
CHKD. BY	SCALE	SHEET
TSL	1"=20'	2 OF 2

File:P:\2159 Issaquah RE Investments SE Darst Street\Survey\Drawings\2159SP01.dwg Date/Time:9/1/2016 3:37 PM Scale:1" = 2154' TREVOR LANKTREE Xref: ----